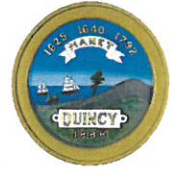




QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, July 2, 2015

Regular meeting of the Quincy Planning Board will be held on
Wednesday, July 2 2015 at 7:00 PM.

PLEASE NOTE LOCATION CHANGE:

Meeting will be held at 34 Coddington Street, 1st Floor, Room 121
Quincy, Massachusetts 02169
The Public is welcome to attend.

AGENDA

7:00 PM Call to Order by Chairman
Vote on minutes of the May 13, 2015 and June 10, 2015 Planning Board Meeting

7:05 PM BUSINESS MEETING:

7:05 PM Continued Public Hearing - 57 Rear and 65 Cleverly Court – Site Plan/Special Permit - Planning Board Case #2015-38

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on **Wednesday, June 10, 2015 at 7:30 P.M.** in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of 65 Cleverly Court LLC, Michael C. Grehan, Manager, 64 Reservoir Road, Quincy, MA 02170 for Special Permit under Quincy Zoning Ordinance Title 17, Section 9.4 (Site Plan Approval) and Section 5.1.17 9Parking Waivers). The proposal is to construct a new eight (8) unit, 3 story residential building of approximately 11,552 square feet. The applicant also proposes parking, landscaping, drainage and other site modifications. The property contains 16,779 square feet of land and is located at **65 and 57 Rear Cleverly Court**. The land is within the Business B Zoning District and is shown on Assessors Map 2068, Lot 4.

QUINCY MASS 02169
CITY CLERKS OFFICE

2015 JUL -2 AM 10:26

7:10 PM Continued Public Hearing – 151 Granite Street – Site Plan/Special Permit - Planning Board Case #2015-37

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on **Wednesday, June 10, 2015 at 7:45 P.M.** in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Anton Cela, 287 Bolton Street, Boston, MA 02127, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking Waiver). Applicant proposes to construct a new 51,590 square foot, 6-story, 40-unit residential building. The applicant also proposes landscaping, drainage and other site modifications. The property contains 32,891 square feet of land and is located at **151 Granite Street**. The land is within the Quincy Center Business C zoning district and is shown on Assessors Map 1192-A, Lots 24 & C.

7:15 PM Public Hearing – 143 & 147 Newbury Avenue– Site Plan/Special Permit – Planning Board Case No. 2015-35

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, July 15, 2015 at 7:15 P.M.** in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application Oranmore Enterprise, LLC c/o Brenco Construction Co., Inc., 74 Hillsdale Street, Dorchester, MA 02124, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking). Applicant proposes to construct a new eighteen (18) unit, 4 story residential building with parking under the building for approximately thirty-one (31) spaces, and an additional two (2) spaces outside the building for a total of thirty-three (33) parking spaces. The property contains approximately twenty seven thousand, one hundred (27,100) square feet, with sixteen thousand, one hundred (16,100) square feet of buildable land and is located at **143 & 147 Newbury Avenue**. The applicant also proposes improved landscaping, drainage, and other site modifications. The land is within Residential B Zoning District and Flood Plain District (per 2014 proposed FEMA maps) and is shown on Assessors Map 6042, Plot 25, Lot 7 & Plot 27, Lot 23.

7:20 PM Public Hearing - 118 Old Colony Avenue, 54 & 60 Warren Avenue – Site Plan/Special Permit - Planning Board Case No. 2015-40

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, July 15, 2015 at 7:20 P.M.** in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of 118 Old Colony Avenue, LLC, 54 Warren Avenue, LLC, & 60 Warren Avenue, LLC, Philip Boncaldo, Manager, 76 Beale Street Quincy, MA 02170, for Site Plan Review under Quincy Zoning

Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking). The proposal is to construct a new fifty two (52) unit, 4 story residential building containing approximately 38, 525 square feet of living area and 43 parking spaces. The property contains approximately 17,680+ square feet of land and is located at **118 Old Colony Avenue, 54 & 60 Warren Avenue**. The land is within Industrial B and Residential B Zoning District and) and is shown on Assessors Map 5084, Lot 46, 66 & 67.

7:30 PM Public Hearing – Marina Bay Amended Definitive Subdivision Plan - Planning Board Case No. 2012-Sdiv-01

In accordance with the provisions of Chapter 41, Sections 81T, 81U and 81W MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, July 15, 2015 at 7:30 P.M.** in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA on the application (the "Application") of Marina Bay Residences, LLC, 333 Victory Road, North Quincy, MA 02169, for minor modifications to the previously approved subdivision plan/way, affecting Lots 48, 55 and 78 (such lots being shown on Land Court Plan Nos. 27744-S, 27744-U and 27744-2) pursuant to the grant of the **Marina Bay Definitive Subdivision Plan, Planning Board Case No. 2012-Sdiv-01** on February 27, 2013. The minor modifications are the result of revisions made after the Decision execution date of May 17, 2013, and the change in base flood elevations issued or to be issued by the Federal Emergency Management Agency (FEMA). The foregoing lots (referenced to by the Assessor's Office as portions of lot 57-MPL: 6076C-75-57) are located off Victory Road in Marina Bay, Quincy, MA within the Business C zoning district and shown on Assessors' Plan Nos. 6076 and 6076C:

Lot 48:	6076C-67-48
Lot 55:	6076C-69-55
Lot 78:	Portions of 6076C-75-57

BUSINESS MEETING:

- **New Business** – 133-135 Hancock Street, Planning Board Case No. 2015-31 Review and Endorse Site Plan/Special Permit Decision.
- **New Business** – 1022 Hancock Street, Planning Board Case No. 2015-33 Review and Endorse Site Plan/Special Permit Decision.
- **New Business** – Distribution of Peer Review Comments for Quarry Hills II Residential Planned Unit Development documents and plans, dated March 30, 2015.
- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**

This Agenda is Subject to Change without Notice